

ORDINANCE NO. 021121-Z-5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12501 PEARCE LANE AND 5821 ROSS ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-02-0074, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.573 acre tract of land, more or less, out of the Jose Antonio Navarro Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A-1" incorporated into this ordinance, and

A 7.295 acre tract of land, more or less, out of the Jose Antonio Navarro Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A-2" incorporated into this ordinance, and

A 7.816 acre tract of land, more or less, out of the Jose Antonio Navarro Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A-3" incorporated into this ordinance,

locally known as 12501 Pearce Lane and 5821 Ross Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on December 2, 2002.

PASSED AND APPROVED

November 21, 2002

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

0.573 ACRES
PORTION OF 75.77 ACRES
GILBERT ANDERSON TRACT

FN NO. 02-119(MM)
APRIL 30, 2002
BPI JOB NO. 011-48.08

DESCRIPTION

OF A 0.573 ACRE TRACT OR PARCEL OF LAND, OUT OF THE JOSE ANTONIO NAVARRO GRANT, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 75.77 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO GILBERT W. ANDERSON AND WIFE, ALICE S. ANDERSON BY WARRANTY DEED DATED JULY 22, 1957 OF RECORD IN VOLUME 1829, PAGE 409 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.573 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Pearce Lane (90' R.O.W.), at the southeasterly right-of-way cut-back at the intersection of Pearce Lane and Ross Road (R.O.W. varies), being the northwesterly corner of said 75.77 acre tract for the northwesterly corner hereof;

THENCE, S59°58'36"E, leaving said southeasterly cut-back, along the southerly line of Pearce Lane, being the northerly line of said 75.77 acre tract, same being the northerly line hereof, a distance of 113.20 feet to the northeasterly corner hereof;

THENCE, leaving the southerly line of Pearce Lane, over and across said 75.77 acre tract, along the easterly and southerly lines hereof, the following two (2) courses and distances:

- 1) S30°21'24"W, a distance of 164.68 feet to the southeasterly corner hereof;
- 2) N59°37'50"W, a distance of 158.20 feet to a point in the easterly line of Ross Road, being the westerly line of said 75.77 acre tract for the southwesterly corner hereof;

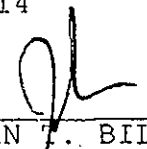
THENCE, N30°21'24"E, along the easterly line of Ross Road, being the westerly line of said 75.77 acre tract, same being the westerly line hereof, a distance of 118.73 feet to a 1/2 inch iron rod with cap set for the southeasterly right-of-way cutback for Ross Road and Pearce Lane and an angle point hereof;

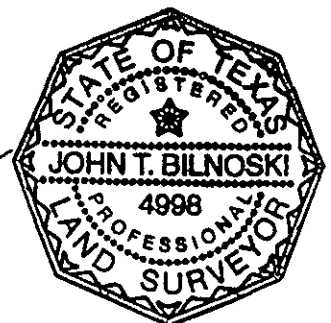
THENCE, N75°11'24"E, along said southeasterly cut-back line, a distance of 63.82 feet to the **POINT OF BEGINNING**, containing an area of 0.573 acres (24,965 sq. ft.) of land, more or less, within these metes and bounds.

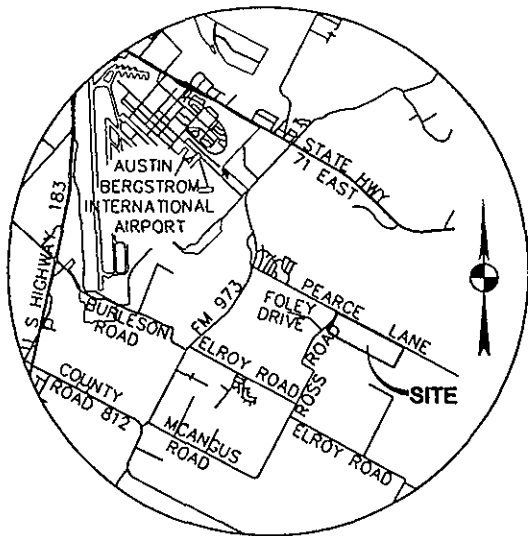
EXHIBIT A-1
REFERENCES

TCAD NO. 0331410201
CITY GRID P-14

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS





VICINITY MAP
N.T.S.

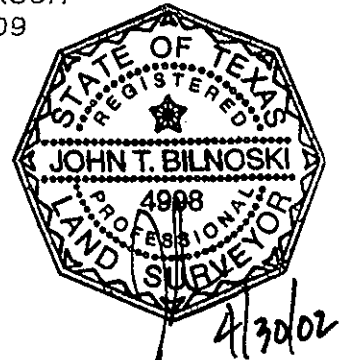
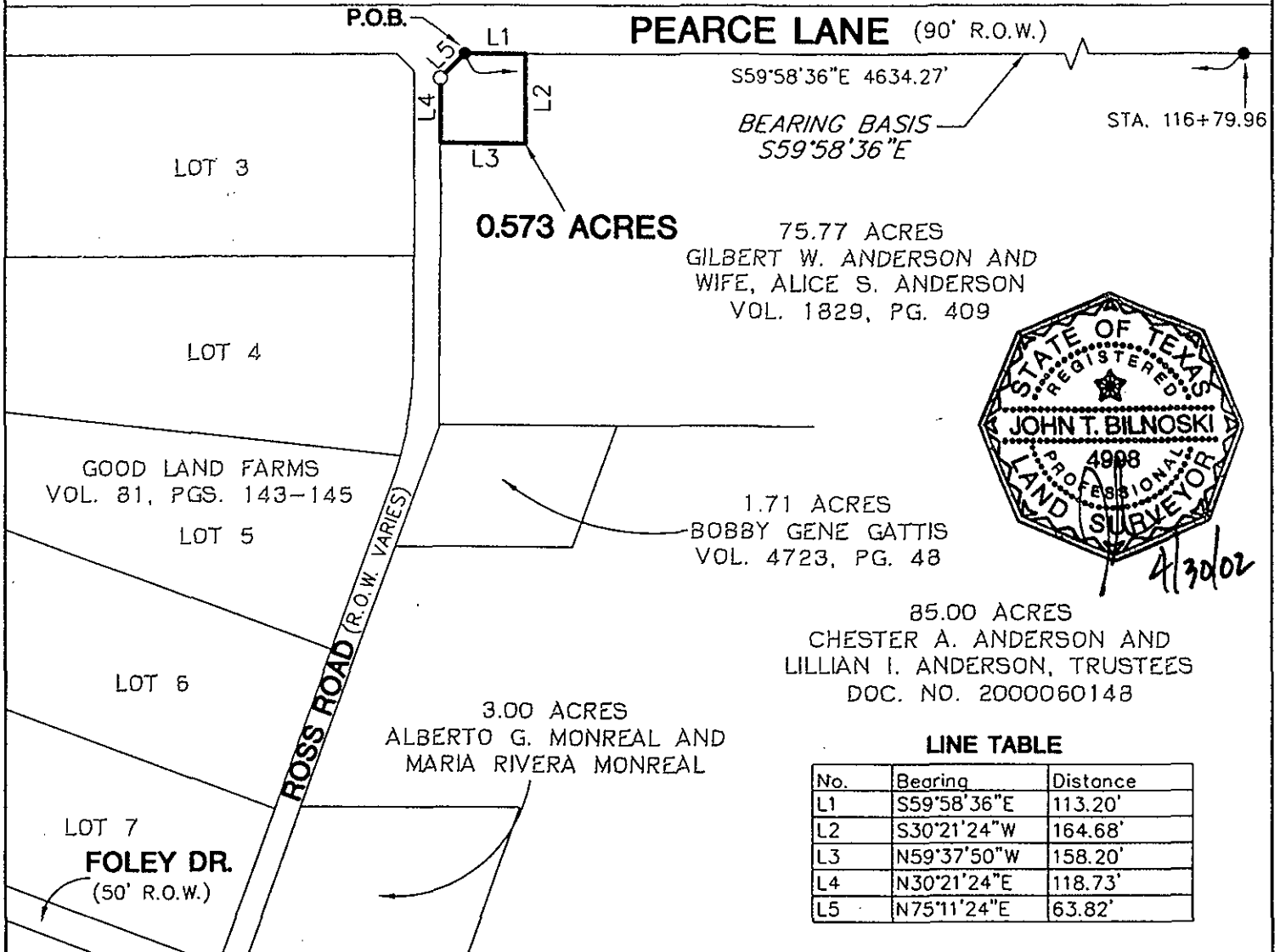
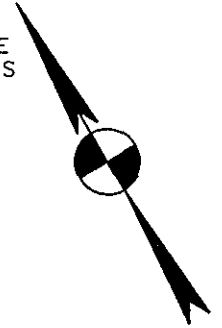
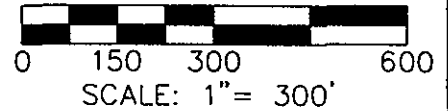
BEARING BASIS:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERLY LINE OF PEARCE LANE (90' R.O.W.) (S59°58'36"E) AS PER THE SPECIAL WARRANTY DEED GRANTING RIGHT-OF-WAY TO TRAVIS COUNTY OF RECORD IN VOLUME 11093, PAGE 1693 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD WITH CAP SET
- √ BREAK IN SCALE

LOT 1, BLK. "A"
DEERWOOD
VOL. 100, PGS. 120-123



LINE TABLE		
No.	Bearing	Distance
L1	S59°58'36"E	113.20'
L2	S30°21'24"W	164.68'
L3	N59°37'50"W	158.20'
L4	N30°21'24"E	118.73'
L5	N75°11'24"E	63.82'

Bury+ Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.573 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 75.77 ACRE TRACT OF LAND OF RECORD IN VOLUME 1829, PAGE 409 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN TRAVIS COUNTY, TEXAS.

**LIVE OAK
DEVELOPMENT**

DATE: 04/30/02

FILE: H:\011\48\01148EX3.dwg

FN No.: FN02-119(MM)

DRAWN BY: MM

PROJ. No: 011-48.00

7.295 ACRES
PORTION OF 75.77 ACRES
GILBERT ANDERSON TRACT

FN NO. 02-118(MM)
APRIL 30, 2002
BPI JOB NO. 011-48.08

DESCRIPTION

OF A 7.295 ACRE TRACT OR PARCEL OF LAND, OUT OF THE JOSE ANTONIO NAVARRO GRANT, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 75.77 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO GILBERT W. ANDERSON AND WIFE, ALICE S. ANDERSON BY WARRANTY DEED DATED JULY 22, 1957 OF RECORD IN VOLUME 1829, PAGE 409 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.295 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the southerly right-of-way line of Pearce Lane (90' R.O.W.), at the southeasterly right-of-way cut-back at the intersection of Pearce Lane and Ross Road (R.O.W. varies), being the northwesterly corner of said 75.77 acre tract;

THENCE, S59°58'36"E, leaving said southeasterly cut-back, along the southerly line of Pearce Lane, being the northerly line of said 75.77 acre tract, a distance of 113.20 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S59°58'36"E, continuing along the southerly line of Pearce Lane, being the northerly line of said 75.77 acre tract, same being the northerly line hereof, a distance of 341.81 feet to the northeasterly corner hereof;

THENCE, S30°21'24"W, leaving the southerly line of Pearce Lane, over and across said 75.77 acre tract, along the easterly line hereof, a distance of 689.31 feet to a point in the southerly line of said 75.77 acre tract, being the northerly line of that certain 85.00 acre tract of land conveyed to Chester A. Anderson and Lillian I. Anderson, Trustees by Warranty Deed dated April 21, 2000 of record in Document No. 2000060148 of the Official Public Records of Travis County, Texas for the southeasterly corner hereof;

THENCE, along the southerly line of said 75.77 acre tract, being in part along the northerly line of said 85.00 acre tract and the northerly line of that certain 1.71 acre tract of land conveyed to Bobby Gene Gattis by Warranty Deed dated August 23, 1973 of record in Volume 4723, Page 48 of said Deed Records, for the southerly line hereof, the following two (2) courses and distances:

- 1) N59°35'57"W, a distance of 170.48 feet to a 1/2 inch iron rod found for the common northerly corner of said 85.00 acre tract and said 1.71 acre tract;

- 2) N59°31'08"W, a distance of 329.52 feet to a 1/2 inch iron rod with cap set in the easterly line of Ross Road, being the southwesterly corner of said 75.77 acre tract, same being the northwesterly corner of said 1.71 acre tract for the southwesterly corner hereof;

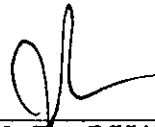
THENCE, N30°21'24"E, along the easterly line of Ross Road, being the westerly line of said 75.77 acre tract, same being the westerly line hereof, a distance of 521.83 feet to an angle point;

THENCE, leaving the easterly line of Ross Road, over and across said 75.77 acre tract, continuing along the westerly line hereof, the following two (2) courses and distances:

- 1) S59°37'50"E, a distance of 158.20 feet to an angle point;
- 2) N30°21'24"E, a distance of 164.68 feet to the **POINT OF BEGINNING**, containing an area of 7.295 acres (317,778 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746



JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

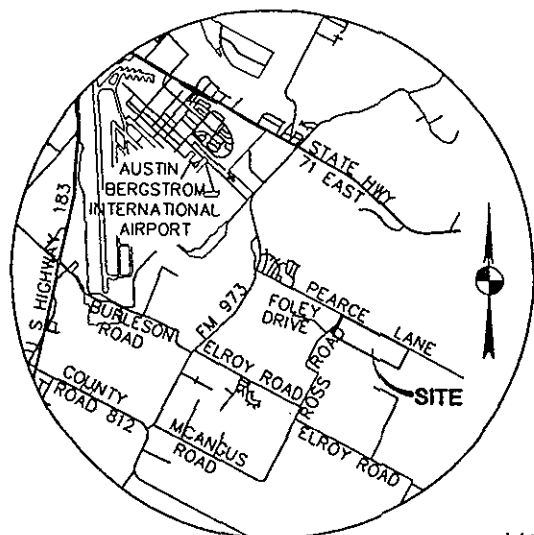
4/30/02

DATE

REFERENCES

TCAD NO. 0331410201
CITY GRID P-14





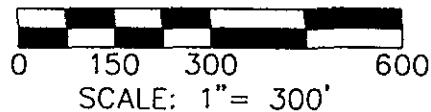
VICINITY MAP
N.T.S.

BEARING BASIS:

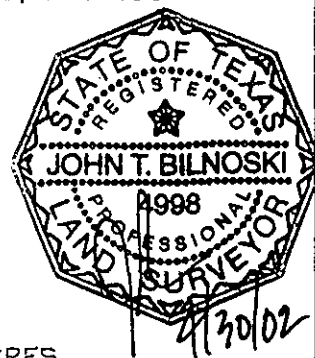
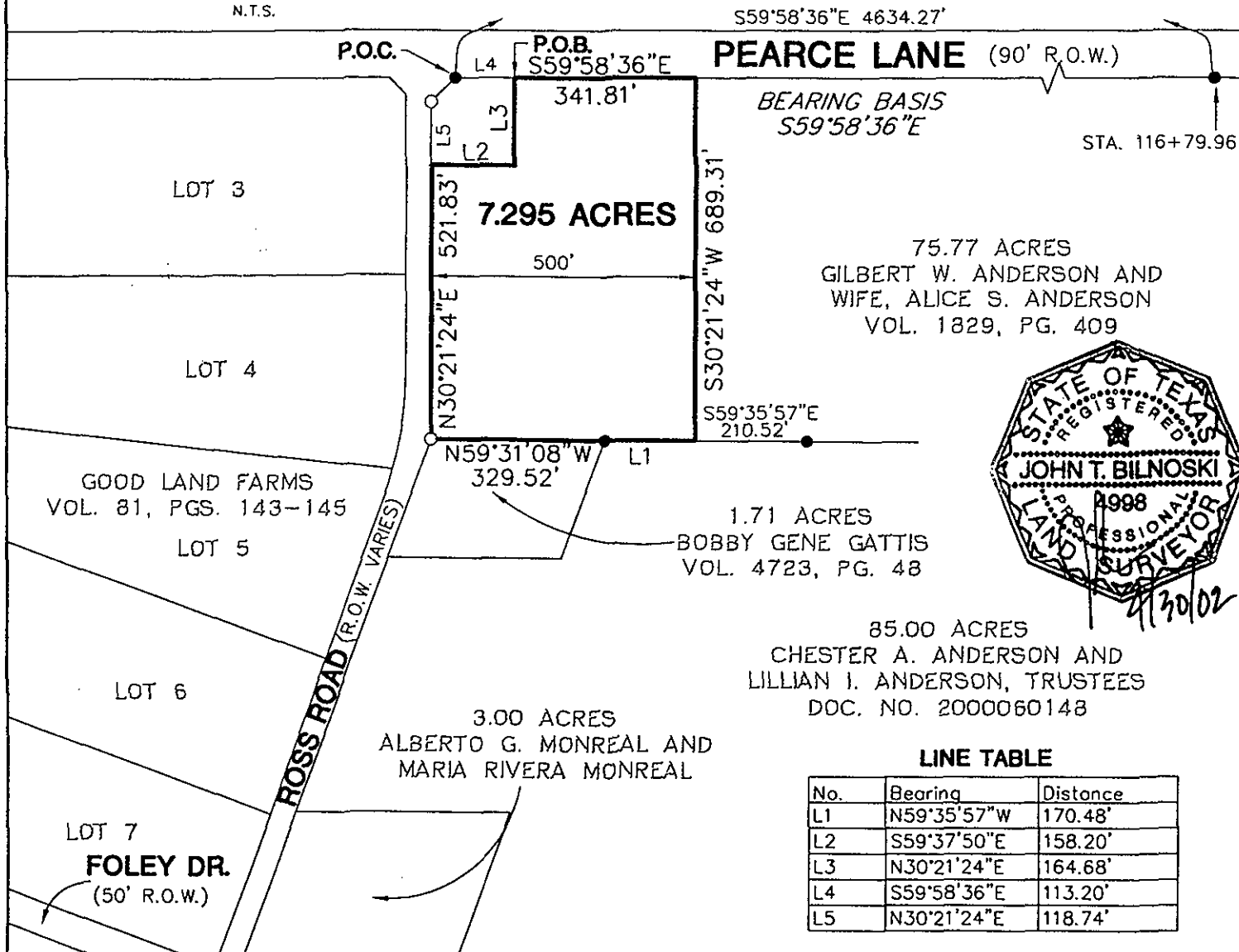
THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERLY LINE OF PEARCE LANE (90' R.O.W.) (S59°58'36"E) AS PER THE SPECIAL WARRANTY DEED GRANTING RIGHT-OF-WAY TO TRAVIS COUNTY OF RECORD IN VOLUME 11093, PAGE 1693 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD WITH CAP SET
- √ BREAK IN SCALE



LOT 1, BLK. "A"
DEERWOOD
VOL. 100, PGS. 120-123



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Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 7.295 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 75.77 ACRE TRACT OF LAND OF RECORD IN VOLUME 1829, PAGE 409 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN TRAVIS COUNTY, TEXAS.

**LIVE OAK
DEVELOPMENT**

DATE: 04/30/02

FILE: H:\011\48\01148EX4.dwg

FN No.: FN02-118(MM)

DRAWN BY: MM

PROJ. No: 011-48.00

7.816 ACRES
PORTION OF 85.782 ACRES
CHESTER ANDERSON TRACT

FN NO. 02-102(MM)
APRIL 11, 2002
BPI JOB NO. 011-48.08

DESCRIPTION

OF A 7.816 ACRE TRACT OR PARCEL OF LAND, OUT OF THE JOSE ANTONIO NAVARRO GRANT, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 85.00 ACRE TRACT OF LAND AND THAT 0.782 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO CHESTER A. ANDERSON AND LILLIAN I. ANDERSON, TRUSTEES BY WARRANTY DEED DATED APRIL 21, 2000 OF RECORD IN DOCUMENT NO. 2000060148 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.816 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly line of Ross Road (R.O.W. varies), being the northwesterly corner of that certain 3.00 acre tract of land conveyed to Alberto G. Monreal and Maria Rivera Monreal by General Warranty Deed with Vendor's Lien dated June 12, 2000 of record in Document No. 2000100466 of said Official Public Records, being an angle point in the westerly line of said 85.00 acre tract;

THENCE, N50°19'56"E, along the easterly line of Ross Road, being the westerly line of said 85.00 acre tract, same being the westerly line hereof, a distance of 512.16 feet to a 1/2 inch iron rod found for the southwesterly corner of that certain 1.71 acre tract of land conveyed to Bobby Gene Gattis by Warranty Deed dated August 28, 1973 of record in Volume 4723, Page 48 of the Deed Records of Travis County, Texas for an angle point hereof;

THENCE, leaving the easterly line of Ross Road, continuing along the westerly line of said 85.00 acre tract, being the southerly and westerly lines of said 1.71 acre tract, same being a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) S59°45'14"E, a distance of 330.53 feet to a 1/2 inch iron rod found for the southeasterly corner of said 1.71 acre tract for an angle point hereof;
- 2) N50°14'43"E, a distance of 239.28 feet to a 1/2 inch iron rod found in the southerly line of that certain 75.77 acre tract of land conveyed to Gilbert W. Anderson and wife, Alice S. Anderson by Warranty Deed dated July 22, 1957 of record in Volume 1829, Page 409 of the Deed Records of Travis County, Texas, being the northeasterly corner of said 1.71 acre tract, same being the northwesterly corner of said 85.00 acre tract, for the northwesterly corner hereof;

THENCE, S59°35'57"E, along the southerly line of said 75.77 acre tract, being the northerly line of said 85.00 acre tract, same being the northerly line hereof, a distance of 170.48 feet to the northeasterly corner hereof;

THENCE, leaving the southerly line of said 75.77 acre tract, over and across said 85.00 acre tract and said 0.782 acre tract, along the easterly line hereof, the following two (2) courses and distances:

- 1) S30°21'24"W, a distance of 86.85 feet to an angle point;
- 2) S50°19'56"W, a distance of 1003.60 feet to a point in the southerly line of said 0.782 acre tract, being the northerly line of that certain 60.10 acre tract of land, called Tract Two conveyed to Joe T. Robertson, Jr., Daniel B. Robertson and Thomas H. Robertson by Warranty deed dated August 23, 1976 of record in Volume 5552, Page 30 of said Deed records for the southeasterly corner hereof;

THENCE, N58°19'20"W, along the southerly line of said 0.782 acre tract, being the northerly line of said 60.10 acre tract, same being the southerly line hereof, a distance of 123.88 feet to a 1/2 inch iron rod found for the southeasterly corner of said 3.00 acre tract, being the southwesterly corner of said 85.00 acre tract, same being the most westerly corner of said 0.782 acre tract for the southwesterly corner hereof;


THENCE, leaving the northerly line of said 60.10 acre tract, along a portion of the westerly line of said 85.00 acre tract, being the easterly and northerly lines of said 3.00 acre tract, same being the westerly line hereof, the following two (2) courses and distances:

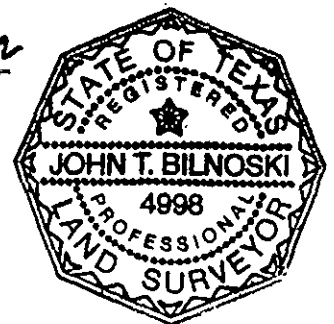
- 1) N50°22'17"E, a distance of 341.05 feet to a 1/2 inch iron rod found at the northeasterly corner of said 3.00 acre tract for an angle point hereof;
- 2) N59°39'23"W, a distance of 407.40 feet to the **POINT OF BEGINNING**, containing an area of 7.816 acres (340,485 square feet) of land, more or less, within these metes and bounds.

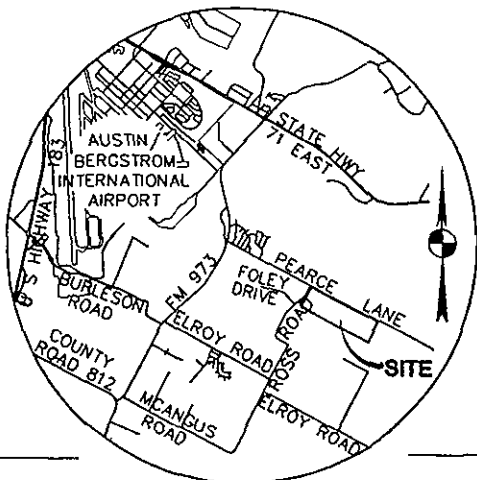
REFERENCES

TCAD NO. 0331410206
CITY GRID P-14

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

 4/11/02
JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS





BEARING BASIS:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERLY LINE OF PEARCE LANE (90' R.O.W.) (S59°58'36"E) AS PER THE SPECIAL WARRANTY DEED GRANTING RIGHT-OF-WAY TO TRAVIS COUNTY OF RECORD IN VOLUME 11093, PAGE 1693 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

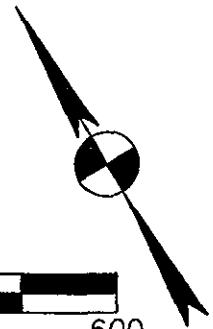
- 1/2" IRON ROD FOUND (UNLESS NOTED)

P.O.B. POINT OF BEGINNING

✓ BREAK IN SCALE



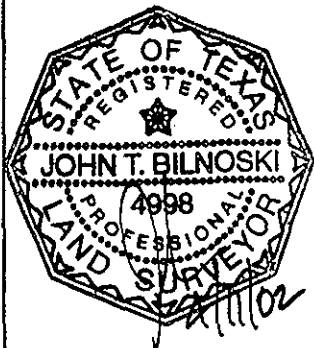
SCALE: 1" = 300'



LOT 1, BLK. "A"
DEERWOOD
VOL. 100, PGS. 120-123

PEARCE LANE (90' R.O.W.)

VICINITY MAP
N.T.S.



LOT 3

S59°58'36"E 4634.27'
BEARING BASIS
S59°58'36"E

STA. 116+79.96

LINE TABLE

No.	Bearing	Distance
L1	N50°19'56"E	512.16'
L2	S59°45'14"E	330.53'
L3	N50°14'43"E	239.28'
L4	S59°35'57"E	170.48'
L5	S30°21'24"W	86.85'
L6	N58°19'20"W	123.88'
L7	N50°22'17"E	341.05'
L8	N59°39'23"W	407.40'
L9	S58°19'20"E	57.40'

75.77 ACRES
GILBERT W. ANDERSON AND
WIFE, ALICE S. ANDERSON
VOL. 1829, PG. 409

1.71 ACRES
BOBBY GENE GATTIS
VOL. 4723, PG. 48

GOOD LAND FARMS
VOL. 81, PGS. 143-145

LOT 5

LOT 6

LOT 7

FOLEY DR.
(50' R.O.W.)

ROSS ROAD

(R.O.W. VARIES)

7.816 ACRES

P.O.B.

85.00 ACRES
CHESTER A. ANDERSON AND
LILLIAN I. ANDERSON, TRUSTEES
DOC. NO. 2000060148

0.782 ACRES
CHESTER A. ANDERSON AND
LILLIAN I. ANDERSON, TRUSTEES
DOC. NO. 2000060148

3.00 ACRES
ALBERTO G. MONREAL AND
MARIA RIVERA MONREAL
DOC. NO. 2000100466

60.10 ACRES
JOE T. ROBERTSON, JR., DANIEL B. ROBERTSON
AND THOMAS H. ROBERTSON
VOL. 5552, PG. 30

Bury+Partners
Consulting Engineers and Surveyors
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 7.816 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 85.00 ACRE TRACT OF LAND AND THAT CERTAIN 0.782 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2000060148 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN TRAVIS COUNTY, TEXAS.

**LIVE OAK
DEVELOPMENT**

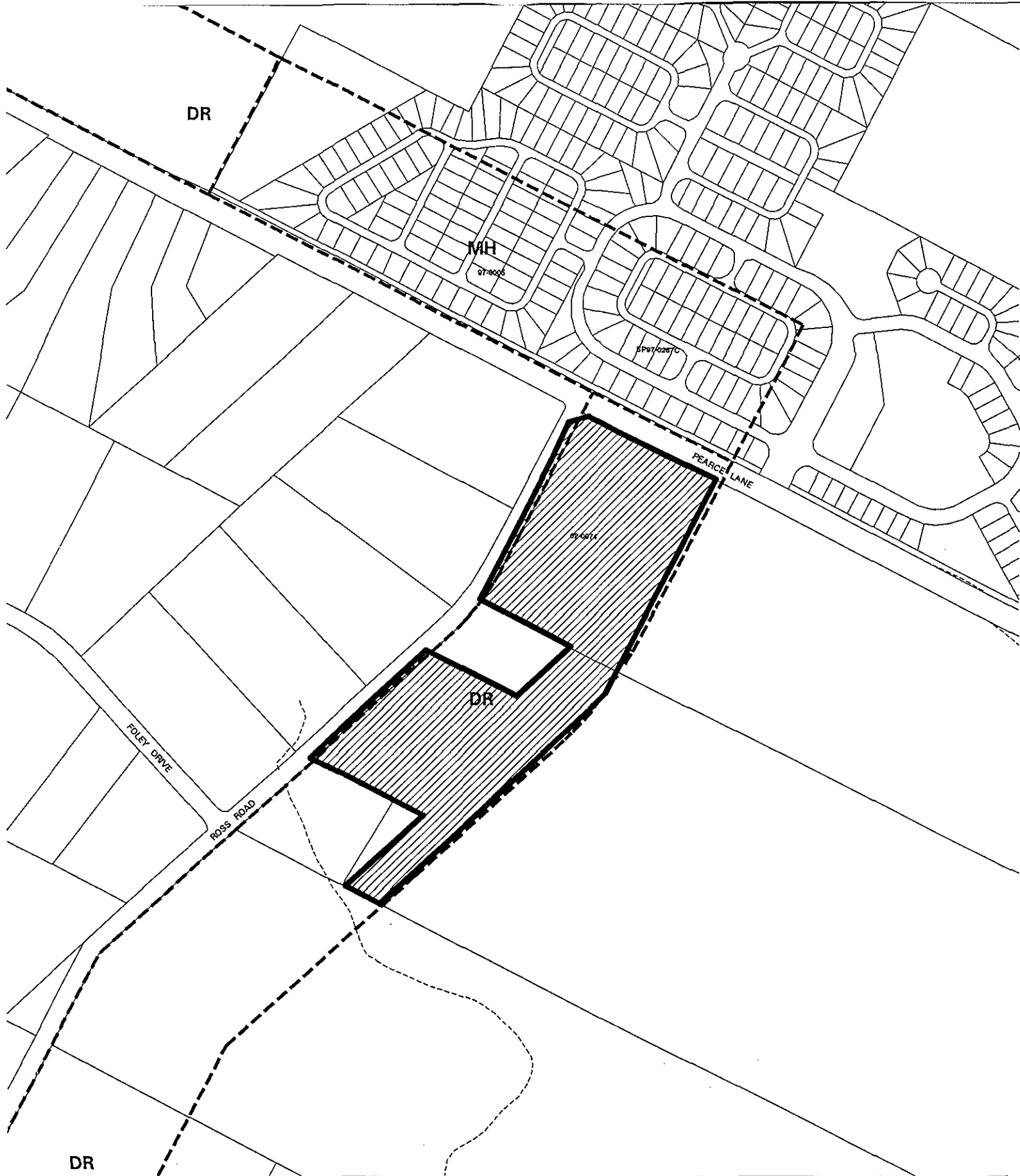
DATE: 04/12/02



FILE: H:\011\48\01148EX2.dwg

FN No.: FN02-102(MM)

DRAWN BY: MM

PROJ. No: 011-48.00



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER P14
	PENDING CASE	• • • • •		
	ZONING BOUNDARY	- - - - -		
	CASE MGR: W. WALSH			
	CASE #: C14-02-0074		DATE: 02-09	
	ADDRESS: 12501 PEARCE LANE @			
	ROSS RD			
	SUBJECT AREA (acres): 15.684		INTLS: SM	